



FALSHAW DRIVE

NUMBER FIVE

TOWN MEETS COUNTRY

Welcome to Falshaw Drive, a five-bedroom high-end house with excellent proportions and flowing, light-filled rooms that create approximately 3,000 square feet of living space. Surrounded by spectacular views of Holcombe Moor, farmland, and across the valley, the house combines the feel of a secluded country estate with the convenience of suburban living. Nestled at the end of a cul-de-sac right on the edge of Walmersley, the current owners instantly recognised the home's potential

as a semi-rural idyll when they bought it in 2001 to accommodate their growing family. Since then, they have brought it up-to-date, replacing the kitchen, bathrooms, windows, and heating system (including a two-year-old boiler) and upgrading the garden terrace and front driveway. Arriving at the property, the road blends seamlessly into a pretty front drive with a central flowerbed left open to the views across the rolling hills and farmland. Park here or in the integral garage, which links directly to the kitchen.





BRIGHT & SPACIOUS

A fully glazed porch provides a convenient area for removing coats and shoes before stepping through a front door with stained glass panels into a large, spot-lit hallway. Here, white walls pair with elegant feature wallpaper (echoing the décor throughout the house) for a fresh, contemporary and inviting feel. To one side, you'll find a handy storage cupboard and a WC. Meanwhile, the high-quality wooden flooring underfoot runs through into the sunroom and dining room, lying to the right of the hall along with the living room, which you'll come to first. Lined with a cream carpet to complement the coved neutral walls and warmed by a multi-fuel burning stove, it's a cosy place for spending the winter months, gazing across to Peel Tower through the two huge picture windows flanking the stone mantelpiece.





Beyond, glazed double doors with surrounding windows reveal a lovely sunroom running the length of the house. Flooded in light by huge triple-aspect windows that capture the stunning, far-reaching scenery, and with French doors to the terrace, it's a wonderful place to entertain or spend quality time with family in the summer.



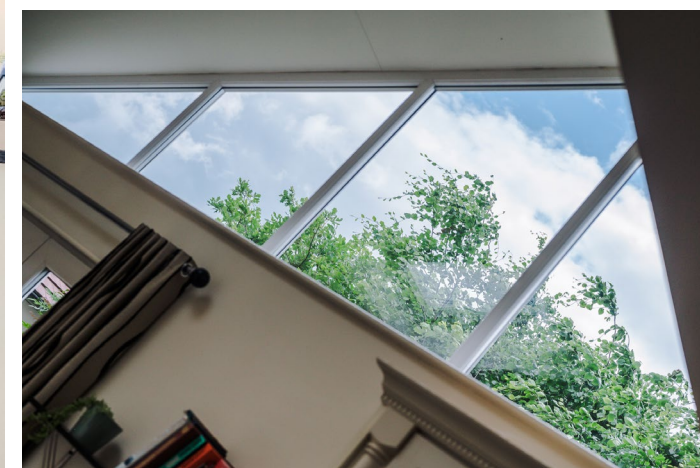


Return through the living room to find a formal dining or family space at the back of the house. Four-light central pendants, elegant coving, and a floor-to-ceiling bookcase create a sophisticated backdrop for mealtimes, with the option of opening the French doors for a spot of al fresco dining in the courtyard garden.



Straight ahead from the hallway, you'll discover a fabulous dining kitchen crowned by a gable window and a large roof light, which draws in sky views. At the same time, expansive picture windows and French doors overlook the south-facing rear garden. A stylish chandelier-style pendant illuminates the dining/seating area, while recessed spots brighten an excellent range of cream shaker-style cabinetry and breakfast bar with contrasting black granite worktops to coordinate with the practical tiled floor and neutral walls. On hand, you have an integrated dual-fuel, two-oven Rangemaster cooker, a Belfast sink, a microwave, a Bosch dishwasher, a fridge-freezer and a separate drinks fridge.

CULINARY CLASSIC





RETREAT UPSTAIRS

From the hallway, a half-landing staircase with a beautiful wooden bannister and a fitted cream carpet rises to a long landing dividing four double bedrooms to the front and rear. All four rooms are lined with neutral carpets and decorated with soft, calming tones, while large windows capture the incredible countryside from every room. Bedroom two also has an oversized en suite shower room, while the third double features built-in wardrobes.





At the end of the landing, the super-king-sized dual-aspect primary bedroom boasts French doors to a Juliet balcony, so you can soak in the dramatic landscape and a fresh breeze from the comfort of your bed. In the ultra-luxurious en suite, glossy two-tone tiling backdrops a double-ended, freestanding roll-top bath beneath a big window framing the hills, a chrome heated towel rail, a shower enclosure, a pedestal basin and a close-couple toilet.



BATHROOM BLISS

The family bathroom also contains a roll-top bath with gold-plated tapware to match the pedestal basin and fittings to the loo and shower enclosure. Traditional-style wallpaper above the dado rail gives it a country-bathroom atmosphere, while the size is perfect for bedtime routines.



STEP OUTSIDE

The property's unique position at the end of the cul-de-sac maximises the seemingly endless rural scenery over to Holcombe Hill. The front lawn gently slopes down towards the fields beyond, with open fencing providing an unobstructed view of the sheep, lambs, cows, calves and local wildlife such as foxes, deer, ducks, geese, herons, lapwings and the occasional grouse.

Neat mature hedging screens off the lawn accessed by French doors from the sunroom. Edged by established trees and planting, there are still breathtaking views over Affetside to be had from the extensive raised stone terrace. The stone-built barbecue here is also just waiting for your housewarming party or cooking as the sun sets over the open horizon.

Around the back, you have a lovely courtyard-style garden set with gravel and stone paving that adjoins another lawn enclosed with fencing and a gated wall leading to the drive. A variety of planting also provides privacy, shade, and year-round interest.



OUT & ABOUT

Walmersley is a suburban village in Bury in Greater Manchester. The A56 (Walmersley Road) links Walmersley with Bury to the south and Shuttleworth, Ramsbottom and Edenfield to the north, with numerous bus stops along the way. The M66 is also close enough to simplify day trips and commuting. The semi-rural area is just a stone's throw from the serene countryside, with the villages of Summerseat and Greenmount, Burrs Country Park, Peel Tower and Holcombe Hill within a 30-60-minute walk or a short drive from your doorstep. You'll also find several parks, woodland, nature reserves, and golf clubs to explore nearby.

Day-to-day amenities in Walmersley include a post office, barbers, an Ofsted 'Outstanding' pre-school just a five-minute walk away, and a 'Good' primary school within 12 minutes. Bury Grammar School and Bury College are within easy reach, too.

For a quick bite while picking up fresh produce, head over to Falshaw's Farm Shop, Café, Butchers and Ice Cream Parlour just up the road. There are also a couple of convenience stores within a few minutes' drive, along with plenty of shopping, dining, and leisure opportunities in Bury – a historic mill town on the River Irwell boasting a famous 600-year-old open-air market.

Bury is also known for its cultural and ancient landmarks, brought to life in its local museums and the heritage East Lancashire Railway, which runs from the town to Heywood, Ramsbottom and Rawtenstall. From Bury, tram services run to Manchester Piccadilly for easy access to the city centre. Beyond this, you'll have plenty to do and see in the wider area. Some local cultural highlights include The Whittaker Museum & Art Gallery in Whittaker Park (with café, events, workshops and films); The Helmshore Textile Museum; local brass bands; a Carnegie library, the Orwell Valley Sculpture Trail, and The Halo and Singing Ringing Tree Panopticons.

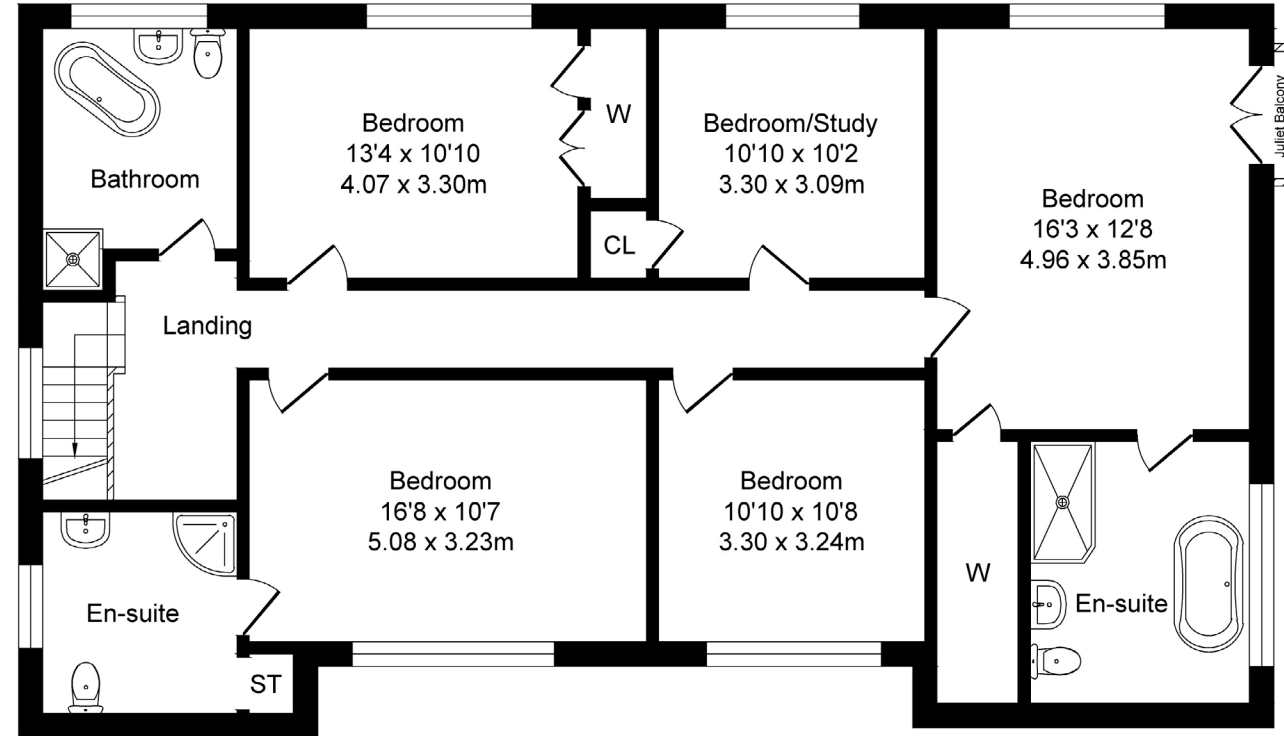
Active families will also love being within striking distance of Ski Rossendale dry ski slope, Marl Pits Leisure Centre, Golf Kingdom, Marls Pits Garden Centre, The Water Ski Academy at Cwm Reservoir, and the sailing club at Clowbridge Reservoir.



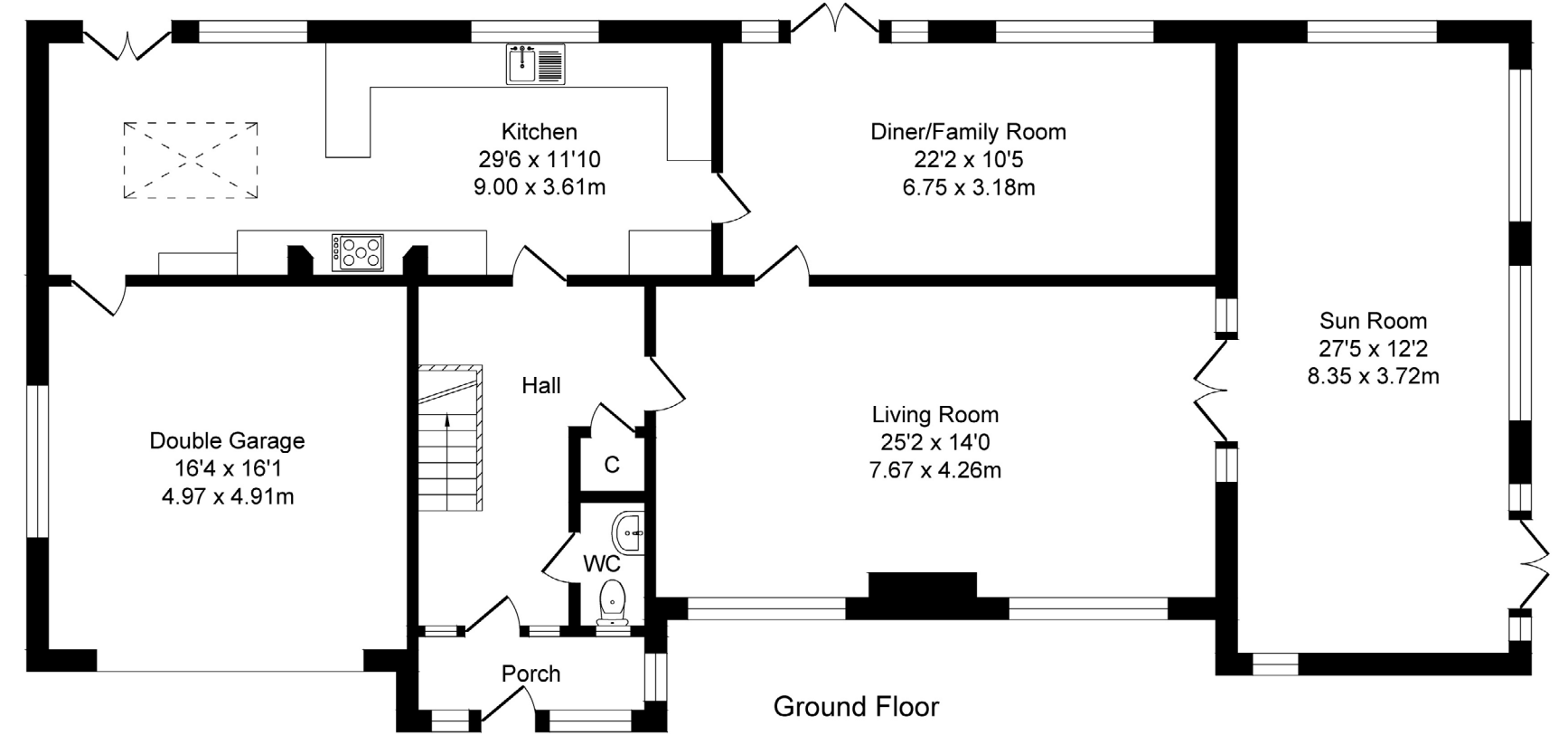
KEY FEATURES

- Stunning views of Holcombe Moor, Affetside and surrounding countryside
- Spacious five-bedroom home spanning approximately 3,100 sq. ft.
- Three bathrooms including two en suites
- Recently updated kitchen, bathrooms, windows, and heating system
- Elegant sunroom with triple-aspect windows and French doors to terrace
- Beautiful master bedroom with Juliet balcony and en suite bathroom
- Integral garage with direct access to the kitchen
- Semi-rural location at the end of a cul-de-sac in Walmersley

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	76 C
39-54	E		
21-38	F		
1-20	G		



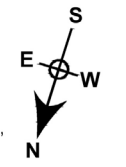
First Floor
Approx. Floor Area 1314 Sq.Ft (122.1 Sq.M.)



Ground Floor
Approx. Floor Area 1830 Sq.Ft (170.0 Sq.M.)

Falshaw Drive, Bury
Total Approx. Floor Area 3144 Sq.ft. (292.1 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.





FALSHAW DRIVE

NUMBER FIVE

5 Falshaw Drive, Walmersley, Bury BL9 5LH

WATCH
THE
VIDEO



BURTON JAMES

UNIQUE & PRESTIGE HOMES

0161 697 3422 | hello@burtonjames.co.uk